



## **MINUTES**

City Council Regular Meeting  
June 1, 2021 - 7:00 PM

### CALL TO ORDER

Mayor Rudy called the meeting to order at 7:13 p.m.

### PLEDGE

### ROLL CALL

Mayor:	Brian Rudy
Mayor Pro-Tem:	Mark Clark
Council:	Laura Speer
	Alicia Johnson
	Fred Neal
	Amanda Castle
	Tammy Mortenson

### AUDIENCE PARTICIPATION

There was no audience participation.

### APPROVAL OF AGENDA

Mayor Pro-Tem Clark made the motion, seconded by Council Member Johnson to approve the agenda as submitted. The motion passed with all voting in favor thereof.

### CONSENT AGENDA

1. Approval of the May 18, 2021 City Council Meeting Minutes
2. Consideration of Ordinance Number 744-21 to Update the Official Zoning Map for the City of Evans Pursuant to Changes that occurred in late 2020 (2nd Reading)

Mayor Pro-Tem Clark made the motion, seconded by Council Member Johnson to approve the consent agenda as presented. The motion passed with all voting in favor thereof.

### NEW BUSINESS

3. Consideration of Approval of the Development Agreement for JR's Trucking Development

Mr. Becklenberg reviewed the item as detailed in the agenda packet. He then turned the meeting over to Anne Best Johnson, Community Development Director.

Anne Best Johnson reviewed the Development Agreement and the scope of the improvements to be performed. JR's Trucking, LLC has completed the Site Plan approval process to allow a shop and parking of vehicles on a property located at the southwest corner of Brantner Road and 43rd Street in the Evans Industrial Park. Staff has worked with the applicant to develop a plan to bring the property into compliance with the land use code as well as development standards as the site develops. The City has no financial obligations as a result of this Development Agreement.

Council Member Castle made the motion, seconded by Council Member Speer to approve the Development Agreement for JR's Trucking and to authorize the Mayor to sign the Development Agreement. The motion passed with all voting in favor thereof.

#### 4. Approval of the 2020 Financial Audit

Mr. Becklenberg reviewed the item as detailed in the agenda packet. At its May 18, 2021 work session, the City Council received a report from the City's auditors regarding the 2020 financial statements. The attached auditor's report reflects an unmodified (or clean) opinion on the 2020 financial statements. This audit report contains not only the results of the audit, but also the required financial statements for the City's funds, and the required supplementary information. The work completed to arrive at this report is a combined effort between finance staff and the auditors during December and March.

Council Member Castle made the motion, seconded by Council Member Speer to accept the 2020 audit report and financial statements. The motion passed with all voting in favor thereof.

#### 5. Consideration of Resolution Number 14-2021 Amending the 2021 Fee Schedule to Include Pricing for EQRs Purchased from the City

Mr. Becklenberg reviewed the item as detailed in the agenda packet. He then turned the meeting over to Randy Ready, Assistant City Manager.

Randy Ready reviewed the draft Resolution. On April 30, 2021, the City purchased 133.75 Equivalent Residential Units (EQRs) of potable water from the Gail M. Hartley Non-Exempt Marital Trust at the price of \$21,500 per EQR. The City now seeks to establish the parameters of a cash-in-lieu program whereby small-scale developers can buy EQRs from the City to complete specific projects ready for completion. This agenda item discusses the sale conditions of these EQRs to developers. It is comprised of two parts: 1) Price per EQR and 2) maximum number of EQRs saleable per development. If the purchase price of a full EQR is approved at \$22,500 for 2021, the City would get a 4.7% return on investment per EQR and maintain a reasonable cost for raw water dedication for small scale development. Staff further recommends limiting the number of EQRs sold per development to 3 (three), unless otherwise authorized by City Council.



Mayor Rudy likes limiting the number to of EQR's to three with the opportunity to come before Council if additional EQR's are being requested. He also agrees with the proposed purchase price.

Mayor Pro-Tem Clark made the motion, seconded by Council Member Johnson to approve Resolution Number 14-2021 to amend the 2021 fee schedule to include the pricing for EQRs purchased from the City. The motion passed with all voting in favor thereof.

#### 6. Resolution Number 15-2021 – Request for City Asset Disposal

Mr. Becklenberg reviewed the item as detailed in the agenda packet. He then turned the meeting over to Rick Brandt, Chief of Police.

Rick Brandt reviewed the draft Resolution. Under the asset disposal policy, property with an original cost of more than \$5,000 may be declared surplus property to be sold if the Evans City Council authorizes the sale of such property through the adoption of a resolution. The assets are five police vehicles; three marked patrol vehicles and two unmarked vehicles which are described in the staff report. Staff is requesting Council approval to sell at auction the 2021 Chevrolet Impala and the two 2015 Ford Explorers. Staff also seeks Council approval to sell the two 2014 Dodge Chargers to the Eaton, Colorado police department which has offered \$7,000 for both vehicles. City Mechanic Cameron Turner estimates a best-case scenario of \$9,000 for both if sold at auction.

Council Member Speer confirmed with staff that the sale price for the two vehicles to be sold to Eaton is \$7,000 for both. Council Member Speer then asked if additional vehicles need to be acquired to replace these vehicles. Rick Brandt responded that the only vehicle that is not being replaced is the 2012 black Chevrolet Impala, which was an unmarked administration vehicle.

Mr. Becklenberg added that an administration unmarked vehicle may be requested in the future.

Council Member Castle made the motion, seconded by Council Member Mortenson to approve Resolution Number 15-2021. The motion passed with all voting in favor thereof.

### REPORTS

#### 7. City Manager

Mr. Becklenberg provided Council with the Capital Improvement Project (CIP) status report. Randy Ready, Assistant City Manager provided an overview of the CIP status report.

#### 8. City Attorney

Drew Lyman, Assistant City Attorney, provided a legislative update concerning unpaid tickets.

### AUDIENCE PARTICIPATION (general comments)

There was no audience participation.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

  
City Clerk



**CITY OF EVANS – MISSION STATEMENT**

**“To deliver sustainable, citizen-driven services for the health, safety, and welfare of the community.”**

It is the policy of the City of Evans that all programs and activities shall be accessible to, and usable by, persons with disabilities. Persons needing assistance shall contact the Safety & Risk Management Manager at the City of Evans. Please provide three to five business day's advance notice so we can adequately meet your needs.